

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. **Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.**

FOR OFFICIAL USE ONLY:

Agenda Date: _____

Tentative No.: T- _____

Received Date: _____

Number of Sites : (2)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 1 Twp.: 54 S. Rge.: 41 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: GALLERY AT LUMMUS PARC

2. Owner's Name: MIAMI-DADE COUNTY , PUBLIC HOUSING AGENCY Phone: 305.460.9900

Address: 701 N.W. 1st COURT, 16TH FLOOR City: MIAMI State: FL Zip Code: 33136

Owner's Email Address: gmazon@RELATEDGROUP.COM

3. Surveyor's Name: Jose G. Hernandez Phone: 305-526-0606

Address: 3300 NW 112th AVENUE SUITE 10 City: DORAL State: FL Zip Code: 33172

Surveyor's Email Address: jhernandez@jhasurveys.com

4. Folio No(s): 01-0110-090-1120 / _____ / _____ / _____

5. Legal Description of Parent Tract: See Exhibit "A"

6. Street boundaries: NORTH: N.W. 2nd STREET ; WEST: N.W. NORTH RIVER DRIVE; SOUTH: N.W. 1st STREET & MIAMI EXPRESSWAY; EAST: MIAMI EXPRESSWAY

7. Present Zoning: _____ Zoning Hearing No.: Z2023P00037

8. Proposed use of Property: RENTAL UNITS

Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(257 Units), Industrial/Warehouse(_____ Square .Ft.), Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: ☐ NO: ☒

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

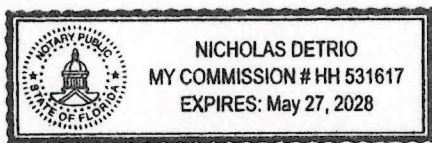
Signature of Owner: Kyle Flood

COUNTY OF MIAMI-DADE)

(Print name & Title here): Kyle Flood, MDC-HCD Development Director (as agent)

BEFORE ME, personally appeared Kyle Flood this 21 day of October, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 21 day of October, 2025 A.D.



(NOTARY SEAL)

Signature of Notary Public: Nicholas Detrio

(Print, Type name here: Nicholas Detrio)

5/27/2028
(Commission Expires)

#HH 531617
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

	CONCRETE POLE		HANDPAINT PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UNKNOWN MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	ALUMINUM LIGHT POLE		SEWER MANHOLE
	WOOD POLE		PHONE MANHOLE
	WOOD POWER POLE		IRRIGATION MANHOLE
	WOOD LIGHT POLE		GREASE TRAP MANHOLE
	TRAFFIC BOX		GAS MANHOLE
	STREET LIGHT BOX		FIREMAN MANHOLE
	PHONE BOX		ELECTRICITY MANHOLE
	IRRIGATION BOX		DRAINAGE MANHOLE
	COMMUNICATION BOX		COMMUNICATION MANHOLE
	CABLE TV BOX		BELL SOUTH MANHOLE
	UNKNOWN BOX		PARKING MANHOLE
	TRAFFIC CONTROL BOX		PARKING KIOSK
	CLEANOUT		WATER VALVE
	ARW. CATE		SEWER VALVE
	BELL		IRRIGATION VALVE
	ANCHOR		GAS VALVE
	WATER METER		FORCE MAIN VALVE
	IRRIGATION METER		VACUUM BREAKER ASSEMBLY
	GAS METER		SWISSME CONNECTION
	ELECTRIC METER		POST INDICATOR VALVE
	SOURCOLUMB		FIRE HYDRANT
	UNKNOWN COLUMN		DOUBLE DETECTOR CHECK VALVE
	MAIL BOX		BACK FLOW PREVENTOR
	IRRIGATION PUMP		PROPERTY LINE
	GUARD POST		CENTERLINE
	FLAG POLE		RIGHT-OF-WAY
	DRAINAGE HOLE		R. RADIUS
	SQUARE DRAINAGE		DELTA ANGLE
	PI INLET		ARC DISTANCE
	PI INLET		PERMANENT CONTROL POINT
	CIRC. INLET		OFFICIAL RECORD BOOK
	CIRCULAR DRAINAGE		CONCRETE BLOCK STRUCTURE
	CATCH BASIN		CHUNKING FENCE
	ACCESS MANHOLE		WOOD CATCH
	TRAFFIC SIGNAL POLE		FOUND ROOF PIPE
	PEDESTRIAN CROSS SIGNAL		FOUND HAIL & BRASS DISC
	PAVEMENT ASPHALT		CLEAR ENCROACHMENT
	C&G & GUTTER		USED ON LEGAL DISTANCE
	VALLEY GUTTER		MEASURED DISTANCE
			RECORD OF PLATTED DISTANCE
			RECORD OF CALCATED DISTANCE
			WATER EXPOSURE
			CONCRETE

BUILDING SETBACK	
a. Principal Front	10 ft. min.; 20 ft. min. above 8 th Story
b. Secondary Front	10 ft. min.; 20 ft. min. above 8 th Story
c. Side	0 ft. min.; 30 ft. min. above 8 th Story
d. Rear	0 ft. min.; 30 ft. min. above 8 th Story
e. Abutting Side or Rear T5	0 ft. min. 1 st through 5 th Story 10 ft. min. 6 th through 8 th Story 30 ft. min. above 8 th Story
Abutting Side or Rear T4	6 ft. min. 1 st through 5 th Story 26 ft. min. above 5 th Story
Abutting Side or Rear T3	10% of Lot Depth* min. 1 st through 2 nd Story 26 ft. min. 3 rd through 5 th Story 46 ft. min. above 5 th Story

THIS BOUNDARY SURVEY REFLECTS PLOTTABLE EASEMENTS AND RIGHT-OF-WAYS SHOWN IN SPECIAL EXCEPTIONS OF TITLE REPORT NO. 23030245, REVISION "A", ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

NOTE REGARDING SPECIAL EXCEPTIONS:

1. ALL MATTERS SET FORTH ON THE PLAT OF KNOWLTON'S MAP OF MIAMI, DADE CO FLA., RECORDED IN PLAT BOOK B, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
2. URBAN RENAISSANCE PLAN CENTRAL MIAMI, RECORDED AUGUST 5, 1980 IN OFFICIAL RECORDS BOOK 10830, PAGE 872, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

<u>TREE NO</u>	COMMON	DIA.	HT.	CNPY. @
	NAME	IN.	FT.	FT.
1	TREE	40	12	6
2	TREE	48	20	20

TREE IDENTIFICATION MUST BE
VERIFY BY A CERTIFIED SPECIALIST

- A PORTION OF ASPHALT AND C.L.F. ALONG THE NORTHWESTERLY BOUNDARY LINE ENCROACH 5.0' FROM ADJOINING LANDS ONTO SUBJECT PROPERTY.
- A PORTION OF C.L.F. ALONG THE SOUTHWESTERLY BOUNDARY LINE ENCROACH 5.0' FROM SUBJECT PROPERTY ONTO ADJOINING LANDS.
- THERE ARE NO ADDITIONAL OBSERVED ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

[illegible]

NAME:	GUILLERMO MAGNUM MAZON
	RELATED URBAN
ADDRESS:	2850 TIGERTAIL AVENUE
	SUITE 800
	MIAMI, FL 33133
MOBILE:	305-989-5321
OFFICE:	305.460.9900 EXT. 25 64
Email:	gmazon@relatedgroup.com

1. OWNER INFORMATION:
GALLERY AT LUMMUS PARC, LLC
2850 TIGERLAL AVENUE , SUITE 800
MIAMI, FL 33133

2. ADDRESS INFORMATION:

PROPERTY ADDRESS: 395 NW 1 STREET,
MIAMI FL, 33128
FOLIO NUMBER: 01-0110-090-1120

ZONE: (T6-8-O) URBAN CORE ZONE

- MIAMI-DADE WATER & SEWER DEPARTMENT.

- *SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (EL. 9') AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0314L, DATED SEPTEMBER 11, 2009*
- *SUBJECT PROPERTY IS LOCATED WITHIN MIAMI-DADE COUNTY, FLOOD CRITERIA 7.00' N.A.V.D. 1988 (+8.5 N.G.V.D. 1929) MIAMI-DADE FLOOD CRITERIA ORDINANCE DATED OCTOBER 18, 2022.*

ASPR OR ADMINISTRATIVE REVIEW
APPLICATION NUMBER: Z2023P00037

TRACT "A": AREA: 30,526 sq.ft. (0.701 Acre)
BUILDING: 1
FLOORS: 27 FLOORS
MULTI-FAMILY UNITS (APARTMENTS): 257 UNITS

TOTAL MULTI-FAMILY UNITS : 257 UNITS

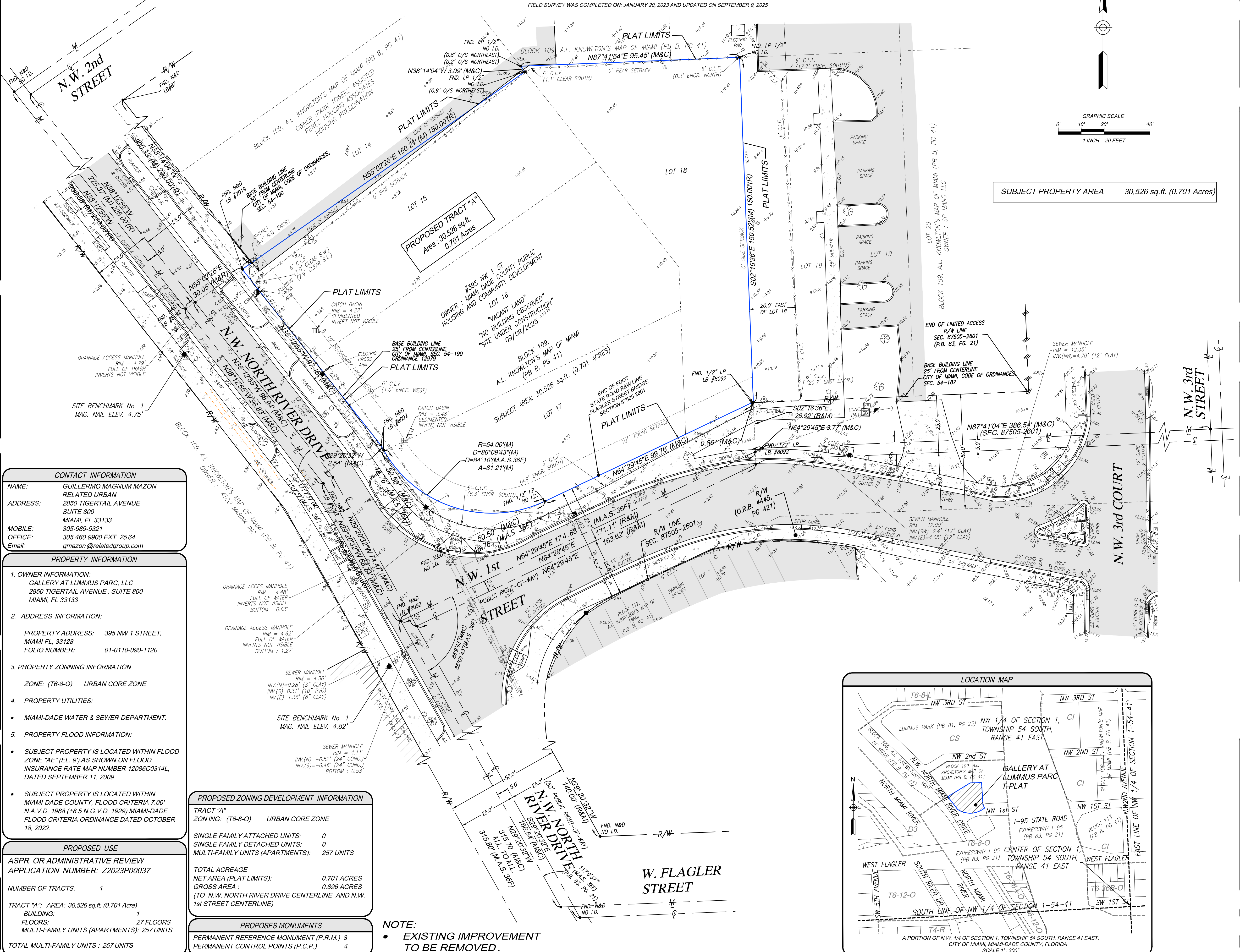
TRACT "A"	
ZONING: (T6-B-O)	URBAN CORE ZONE
SINGLE FAMILY ATTACHED UNITS:	0
SINGLE FAMILY DETACHED UNITS:	0
MULTI-FAMILY UNITS (APARTMENTS):	257 UNITS
TOTAL ACREAGE	
NET AREA (PLAT LIMITS):	0.701 ACRES
GROSS AREA :	0.896 ACRES
(TO N.W. NORTH RIVER DRIVE CENTERLINE AND N.W. 1st STREET CENTERLINE)	
PROPOSES MONUMENTS	
PERMANENT REFERENCE MONUMENT (P.R.M.)	8
PERMANENT CONTROL POINTS (P.C.P.)	4

PERMANENT REFERENCE MONUMENT (P.R.M.)	8
PERMANENT CONTROL POINTS (P.C.P.)	4

- EXISTING IMPROVEMENT TO BE REMOVED.

A REPLAT OF LOTS 15, 16, 17 AND 18, LESS THE EAST 20.00 FEET OF SAID LOT 18 IN BLOCK 109-N, A.L. KNOWLTON'S MAP OF MIAMI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B AT PAGE 41 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. LYING AND BEING IN THE N.W. 1/4 OF SECTION 1, TOWNSHIP 52 SOUTH, RANGE 41 EAST CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

FIELD SURVEY WAS COMPLETED ON: JANUARY 20, 2023 AND UPDATED ON SEPTEMBER 9, 2025



PREPARED FOR:
GALLERY AT LUMMUS PARC, LLC
LYING AND BEING IN SECTION 01, TOWNSHIP 54 SOUTH, RANGE 41 EAST
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

J. Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE, SUITE #10, MIAMI, FL 33172
(P) 305-526-0606 (E) info@thasurveys.com

LOTS 15, 16, 17 AND 18, LESS THE EAST 20.00 FEET OF SAID LOT 18 IN BLOCK 109-N OF A.L. KNOWLTON'S MAP OF MIAMI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B AT PAGE 41 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; LESS THAT PORTION THEREOF DEEDED TO THE CITY OF MIAMI BY WARRANTY DEED DATED NOVEMBER 4, 1939 RECORDED IN DEED BOOK 2013 AT PAGE 480 (CLERK'S FILE NO. M-51118), ACCORDING TO THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

1. FIELD SURVEY WAS COMPLETED ON JANUARY 20, 2023 AND UPDATED ON SEPTEMBER 9, 2023.
2. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT
3. LOCATED PROPERTY CORNER BEARING 107.701 ARK/NE
4. BEARINGS BASED ON AN ASSUMED BEARING OF N20°19'SW31' ALONG THE MONUMENT LINE OF N.W. NORTH
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. BOUNDARY LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. ALL GROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ALL UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. THERE IS NO DIRECT PHYSICAL ACCESS TO N.W. NORTH RIVER DR AND NW 1st STREET, PUBLIC DEDICATED RIGHT-OF-WAYS.
10. THERE ARE NO PARKING SPACES WITHIN SUBJECT PROPERTY.
11. THE ACCURACY OBTAINED BY FIELD MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRY SURVEYS MEETS AND EXCEEDS THE ADVERTISED STANDARDS OF PRACTICE REQUIREMENTS FOR COMMERCIAL/HIGH RISK LINEAR 1 FOOT IN 10,000 FEET OF DISTANCE. N.E. 56-117-01 OF THE FLORIDA ADMINISTRATIVE CODE.

- **PROPERTY ADDRESS:** 395 NW 1 STREET, MIAMI FL, 33128
FOLIO NUMBER: 01-0110-090-1120
- **ZONE:** (T6-8-O) URBAN CORE ZONE

• ELEVATIONS SHOWN HEREON REFER TO NATIONAL VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (EL. 9'), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0314L, DATED SEPTEMBER 11, 2009
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

- GALLERY AT LUMMUS PARC, LLC

I HEREBY CERTIFY THAT THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENT ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY: JOSE G. HERNANDEZ
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY
WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND
SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON NOV. 5, 2025

THIS IS A BOUNDARY SURVEY

PROJECT NUMBER: MD-559

SHEET NUMBER: 1 OF 1